

Conditions

1. This general plan amendment, zoned change, and preliminary development plan is based upon and limited to compliance with the project description, the Planning Commission hearing exhibits marked Exhibits D-J, dated January 25, 2007, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows: General Plan amendment to change the land use designation from Medium Density Residential (MDR) to Multi-Family Residential (MFR), rezone from One-Acre Residential (R1A) to Multi-family Residential-Planned Development (RM-PD), and approval of a conceptual development plan for up to 80 units of attached multifamily housing units in seven buildings, with 149 parking spaces, landscaping, and community open space. A community center will also be constructed for the management office and resident recreation

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

CEQA Mitigation Measures

2. Mitigation Measure AQ-1
 - *A Fugitive Dust Plan Application or Asbestos Dust Mitigation Plan Application shall be submitted to and approved by the Air Quality Management District prior to start of project construction.*
 - *Project applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.*

- *Applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a building permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.*
- *Applicant shall submit a list to the District stating which of the standard heavy equipment and mobile source mitigation measures shall be complied with, given intended construction equipment and availability of alternative fuels and vehicles. Said list shall be approved prior to issuance of a building permit.*
- *Prior to construction or installation of any new point source emissions units or non-permitted emission units, authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagrams, equipment specifications, and emission factors.*

Monitoring – The Air Quality Management District shall review the required submittal documents prior to issuance of permits and shall inspect the construction site as needed.

3. Mitigation Measure Noise-1
Construction activities shall be limited to between the hours of 7:00 AM and 7:00 PM, Monday through Friday, and 8:00 AM and 5:00 PM on weekends and federally-recognized holidays.
4. Mitigation Measure Noise-2
Motorized construction equipment shall be equipped with intake/exhaust mufflers and engine shrouds, in accordance with manufacturers' specifications.
5. Mitigation Measure Noise-3
Noise-generating equipment, including portable power generators and air compressors, should be located at the furthest distance possible from the nearest occupied residence.

Monitoring (for Noise 1, 2, and 3): Planning Services shall review improvement plans to ensure these requirements are placed as notes on the building plans, and shall investigate reports of excess noise.

6. Mitigation Measure Trans-1
 - *The Runnymede access road shall be dedicated to the county.*
 - *The right of way for Runnymede Drive shall be dedicated to the county.*

Monitoring: The Department of Transportation shall review offers of dedication prior to issuance of building permits for the project.

7. Mitigation Measure Trans-2
A pedestrian path/sidewalk shall be provided on Runnymede Drive and on the access road, connecting the project site to the shopping center to the north.

Monitoring: The Department of Transportation shall review improvement plans to ensure that the required sidewalk is included.

8. All mitigation measures identified in the mitigated negative declaration for design review, DR03-0014S, are hereby incorporated by reference.

Department of Transportation

9. The applicant shall submit a site improvement/grading plan prepared by a professional civil engineer to the Department for review and approval. The plan shall be in conformance with the County of El Dorado *Design and Improvement Standards Manual*, the *Grading, Erosion and Sediment Control Ordinance*, the *Drainage Manual*, the *Off-Street Parking and Loading Ordinance*, and the State of California Handicapped Accessibility Standards. The improvements shall be substantially completed, to the approval of the Department of Transportation, prior to occupancy.
10. Applicant shall pay the traffic impact fees in effect at the time a building permit is issued.
11. Prior to issuance of building permits, the developer shall enter into an Improvement Agreement with the County for, and shall design and construct, the realignment of Runnymede Drive from the easterly boundary of Assessor’s Parcel Numbers 327-160-29/46 to El Dorado Road on the alignment set by the 2000 El Dorado Road Interchange PSR. The Agreement may include reimbursement of improvements to Runnymede Drive that are in excess of that needed to access the site, and the requirement for security to guarantee performance of the Improvement Agreement. The construction of the Runnymede Drive realignment shall be substantially complete, as determined by the Department of Transportation, prior to issuance of building permits. The construction of the roadway across Assessor’s Parcel Numbers 327-160-29/46 will require procurement of the right of way across that parcel.

Prior to occupancy of the first building, the applicant shall construct the following roads in conformance with the Design and Improvements Standards Manual with the following widths:

Road Name	Reference	Road Width	Exceptions/Notes
Runnymede Drive	Standard Plan 101B	36 feet (IOD for 50-foot R/W), plus utility/slope easements	Type 2 vertical curb and gutter, with 6-foot sidewalks
Access road from Runnymede Drive into site	Standard Plan 101B	36 feet (IOD for 50-foot R/W), plus utility/slope easements, IOD to be rejected	Type 2 vertical curb and gutter, with 6-foot sidewalks

Road widths in the preceding table are measured from curb face to curb face.

13. Sidewalks may be located outside the right-of-way and meander as a means to provide interest and variety in alignment. The alignment and design of the sidewalks shall be reviewed and approved by the Department of Transportation prior to issuance of a construction permit. Sidewalks shall be connected to any walk/trail systems in the project open space areas. Pedestrian easements shall be provided where necessary. Sidewalks shall be installed concurrently with road construction.
14. All curb returns at pedestrian crossing shall include a pedestrian ramp with truncated domes per Caltrans Standard A88A and four feet of sidewalk/landing at the back of the ramp. All curb returns shall be profiled on the improvement plans with elevations shown at least 25 feet before the beginning (BC) and at least 25 feet past the end (EC) of the curb, at the BC and EC, and at a minimum of quarter curve lengths, in a clockwise direction.
15. Applicant shall establish an entity, acceptable to the County, to maintain the access road and sidewalk, through the project and through any intervening parcel(s), to Runnymede Drive, prior to occupancy of any building.
16. Applicant shall provide a driveway, access and encroachment for Assessor's Parcel Numbers 327-160-29/46 onto the site access road, to replace the existing driveway access onto Runnymede Drive. Construction of the replacement driveway shall occur concurrently with road construction. Construction activities shall not block access to said parcel except on a temporary basis as may be necessary during construction working hours.
17. Applicant shall irrevocably offer for dedication, to the County, the portion of the access road on the project site and obtain an irrevocable offer of dedication for the portion of the access road across Assessor's Parcel Number 327-160-30, prior to building permit issuance.
18. As specified in the conditions of approval, the ~~subdivider~~ developer is required to perform off-site improvements. If it is determined that the ~~subdivider~~ developer does not have or cannot secure sufficient title or interest of such lands where said off-site improvements are required, the County may, at the ~~subdivider's~~ developer's expense and within 120 days of ~~filing the final map~~ submittal of a building permit or grading permit, acquire by negotiation or commencement proceedings to acquire an interest in the land which will permit the improvements to be made, including proceedings for immediate possession of the property. ~~In such cases, prior to filing of any final map or parcel map, the subdivider shall submit the following to the Department of Transportation Right of Way Agent, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency:~~

Where the developer is required to make improvements on land which neither the developer nor the County has sufficient title or interest to make such improvements, prior to submittal of a building permit or grading permit, the developer shall submit to the Deputy Director of Planning for approval:

- a. A legal description ~~and plat, prepared by a civil engineer or land surveyor~~ of the land necessary to be acquired to complete the offsite improvements., ~~prepared by a civil engineer or land surveyor.~~
- b. ~~Approved~~ Improvement plans ~~and specifications of the required off-site improvements,~~ prepared by a civil engineer of the required off-site improvements.
- c. An appraisal prepared by a professional appraiser of the cost of land necessary to complete the off-site improvements.

Prior to the submittal of a building permit or grading permit, the developer shall enter into an agreement pursuant to Government Code Section 66472.5 to complete the required off-site improvements including the full costs of acquiring any real property interests necessary to complete the required improvements.

In addition to the agreement, the developer shall provide a cash deposit, letter of credit, or other acceptable surety in an amount sufficient to pay such costs including legal costs subject to the approval of County Counsel.

19. The applicant shall provide a soils report at time of improvement plan or grading permit application addressing, at a minimum, grading practices, compaction, slope stability of existing and proposed cuts and fills, erosion potential, ground water, pavement section based on TI and R values, and recommended design criteria for any retaining walls.
20. Any import or export of fill material to be borrowed or deposited within El Dorado County shall require an additional grading permit for that offsite grading.
21. The applicant shall provide a drainage report at time of improvement plans or grading permit application, consistent with the Drainage Manual and the Storm Water Management Plan, which addresses storm water runoff increase, impacts to downstream facilities and properties, and identification of appropriate storm water quality management practices to the satisfaction of the Department of Transportation.
22. Upon completion of the improvements required, and prior to acceptance of the improvements by the County, the developer will provide a CD to the Department of Transportation with the approved drainage and geotechnical reports in PDF format and the approved record drawings in TIF format.

23. Improvement plan centerline stationing shall conform to as-built plans. If there is any question about the stationing, the Department of Transportation will be the sole authority in setting the stationing.
24. The access road connection to the County road shall have a Type T intersection, as pursuant to El Dorado County Standard Plan 103D.
25. Improvement plans for on-site and off-site road improvements shall be prepared by a registered civil engineer and shall be subject to County Department of Transportation approval.
26. A construction permit shall be obtained from the Department of Transportation prior to the commencement of any road construction.
27. Street signs, in conformance with Standard Plan 105 (B-1), shall be installed at Runnymede Drive prior to final inspection of the road construction. The El Dorado County Department of Transportation shall review and approve the type, design, and location of all signs required under this condition prior to installation.
28. A stop sign, pursuant to Standard Plan 105-A, shall be installed at the intersection of El Dorado Road at Runnymede Drive prior to final inspection of the road construction.
29. A "Not a County Maintained Road" sign, 24 inches x 30 inches, black on white, shall be installed on the road leading to the development, at its intersection with Runnymede Drive prior to final inspection of the road construction. On the same post, a W-53 "Not a Through Road" sign shall also be placed.
30. If blasting activities are to occur in conjunction with grading or improvements, applicant shall ensure that such blasting activities are conducted in compliance with state and local regulations.
31. If burning activities are to occur during the construction of the project improvements, applicant shall obtain the necessary burning permits from the California Department of Forestry and air pollution permits from the County prior to said burning activities.

Planning Services

32. Prior to the issuance of a building permit for the construction of any building on the site, a new Planned Development application shall be submitted to and approved by the County, consistent with the provisions of Chapter 17.04 of the El Dorado County Code.
33. In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be

responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action, as provided in Section 66474.9(b) of the California Government Code.

The subdivider shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a subdivision, which action is brought within the time period provided for in Section 66499.37.

County shall notify the subdivider of any claim, action, or proceeding and County will cooperate fully in the defense.

34. If human remains are discovered at any time during the grading or improvement phase, the County Coroner and the Native American Heritage Commission shall be contacted per Section 7050.5 of the Health and Safety Code and Section 5097.89 of the Public Resources Code. If archaeological artifacts are discovered, the developer shall retain an archaeologist to make recommendations for the treatment of the artifacts. Treatment of Native American remains or archaeological artifacts shall be the responsibility of the developer and shall be subject to the review and approval of the County Planning Director.
35. The project applicant shall construct an extension of an eight-inch sewer force main of adequate size and a sewer lift station in order to adequately serve the proposed project. The lift station and portions of the eight-inch line will be placed off-site, connecting to the existing system in place along Runnymede Drive. Review and approval of engineering plans for such an extension shall be approved by EID and El Dorado County prior to construction.
36. The applicant shall obtain sufficient meters to serve the project from the El Dorado Irrigation District prior to issuance of a building permit.

El Dorado County Air Quality Management District

37. A Fugitive Dust Plan (FDP) Application shall be submitted to and approved by the District prior to start of project construction.
38. The applicant shall adhere to District Rule 224 Cutback and Emulsified Asphalt Paving Materials.
39. The applicant shall submit a list of all proposed architectural coatings to the District for approval prior to the issuance of a Building Permit. All architectural coatings shall adhere to District Rule 215 Architectural Coatings.

40. The applicant shall implement the following conditions to reduce impacts on air quality from equipment exhaust emissions during all construction involved in this project:
 - Use low-emission on-site mobile construction equipment.
 - Retard diesel engine injection timing by two to four degrees.
 - Use electricity from power poles rather than temporary gasoline or diesel generators.
 - Use catalytic converters on gasoline-powered equipment.
 - Do not leave inactive construction equipment idling for more than two minutes.
41. Prior to construction/installation of any new point source emissions units or non-permitted emission units (i.e., gasoline dispensing facility, boilers, internal combustion engines, etc.), authority to construct applications shall be submitted to the District. Submittal of applications shall include facility diagrams, equipment specifications and emission factors.

Diamond Springs-El Dorado Fire Protection District

42. The developer shall meet with the fire protection district to determine where the proper fire lanes shall be installed and identified at the site, to provide for easy access by fire and emergency apparatus during incidents that may occur at the complex.
43. All applicable Building and Fire Codes shall be adhered to and determined when a full set of building and site plans are received by the fire protection district.
44. All residential buildings on the site shall be equipped with an automatic fire sprinkler system. The fire sprinkler system shall extend and cover all areas of the building.
45. A fire flow of a minimum of 1,500 gallons per minute for the duration of two hours at a minimum 20 psi. shall be provided for any future development.
46. A Knox box shall be installed per District Requirements to be monitored with an electrical shunt.
47. A fire hydrant shall be installed, in compliance with the provisions of the C.F.C. Section 903, so that they will be within 150 feet of any portion of any new buildings, in a location acceptable to the fire protection district.
48. Fire department connection placement shall be approved by the fire district.
49. Fire apparatus access roads shall be provided in accordance with Sections 901 and 902.2 for every facility, building or a portion of a building hereafter constructed or moved into the jurisdiction when any portion of the facility or any portion of

the exterior wall of the first story of the building is located more than 150 feet from the fire apparatus access as measured by an approved route around the exterior of the building or facility.